

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

16 Sellars Street, Watsonia North Vic 3087

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$545,000

&

\$595,000

Median sale price

Median price

\$705,000

Property Type

House

Suburb

Watsonia North

Period - From

01/10/2018

to

30/09/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/60 Warwick Rd GREENSBOROUGH 3088	\$600,000	30/11/2019
2	3/20 Eldale Av GREENSBOROUGH 3088	\$580,000	27/08/2019
3	1 Piccadilly Cl GREENSBOROUGH 3088	\$565,000	24/08/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

23/12/2019 16:15



 2  1  2

Property Type: Unit
Land Size: 278 sqm approx
Agent Comments

Indicative Selling Price

\$545,000 - \$595,000

Median House Price

Year ending September 2019: \$705,000

Comparable Properties



2/60 Warwick Rd GREENSBOROUGH 3088 (REI)

Agent Comments

 2  1  1

Price: \$600,000
Method: Auction Sale
Date: 30/11/2019
Rooms: 5
Property Type: Unit
Land Size: 200 sqm approx

3/20 Eldale Av GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 2  1  1

Price: \$580,000
Method: Private Sale
Date: 27/08/2019
Property Type: Townhouse (Res)



1 Piccadilly CI GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 2  1  1

Price: \$565,000
Method: Private Sale
Date: 24/08/2019
Property Type: House
Land Size: 186 sqm approx